

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: David Quigley, AICP, Planning and Zoning Manager/(954) 797-1103

PREPARED BY: Lise Bazinet, Planner II

SUBJECT: Ordinance

AFFECTED DISTRICT: District 2

ITEM REQUEST: Schedule for Council Meeting

TITLE OF AGENDA ITEM: VACATION - ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING VACATION APPLICATION VA 9-1-09 "J & Y ESTATES", VACATING PORTIONS OF RIGHT-OF-WAY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE (VA 9-1-09, J & Y Estates, 4495 SW 67th Terrace) Planning & Zoning Board recommended approval. (tabled from May 5, 2010)

REPORT IN BRIEF: The petitioner (Linda C. Strutt Consulting, Inc.), requests to vacate 50 feet of the 80 foot right-of-way dedicated by deed to the Town of Davie. This portion of right-of-way does not serve as access to adjacent neighboring properties. The petitioner has supplied staff with the required letters of no objection from public and private utilities. Presently, there are no plans for roadway construction within this portion of right-of-way, nor is there a need for roadway improvements identified in the recently adopted Local Road Master Plan (LRMP) for this location.

In the staff report provided for the May 5, 2010 meeting, Staff had indicated that a 50 ft. Scenic Corridor Buffer was required along Orange Drive (it appeared that the map of the Scenic Corridor areas did not agree with the text of the code and had been drawn incorrectly). After further research, Staff finds that Scenic Corridor map is correct (the Corridor does not extend eastward past University Drive) and that a Scenic Corridor buffer is not required along this portion of Orange Drive.

PREVIOUS ACTIONS: Tabled from May 5, 2010.

CONCURRENCES: At the April 14, 2010 Planning & Zoning Board meeting, Vice-Chair Busey made a motion, seconded by Mr. DeArmas, to approve. In a roll

call vote, the vote was as follows: Chair Turin – yes; Vice-Chair Busey – yes; Mr. DeArmas – yes; Mr. Farkas – absent; Mr. Jacob – yes. **(Motion carried 4-0)**

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S): Other - Staff finds the application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Ordinance, Planning Report

ORDINANCE _____

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA,
APPROVING VACATION APPLICATION VA 6-1-08 "J & Y
ESTATES", VACATING PORTIONS OF RIGHT-OF-WAY;
PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN
EFFECTIVE DATE

WHEREAS, the petitioner (Linda C. Strutt Consulting, Inc.) proposes to vacate fifty (50) feet of the eighty (80) foot right-of-way dedicated by deed (Per Plat Book 2, Page 26 of the Public Records of Miami-Dade County, Florida); and

WHEREAS, this proposed vacation application was considered by the Town's Planning & Zoning Board on April 14, 2010; and,

WHEREAS, vacation of this right-of-way will not adversely affect access to adjoining properties and will not be in conflict with the public interest; and,

WHEREAS, the Town Council of the Town of Davie authorized the publication of a notice of a public hearing as required by law, and a public hearing was held on the date of the adoption of this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE FLORIDA:

SECTION 1. That the right-of-way hereinafter described be vacated:

- a. The subject property is described in Exhibit "A", which is attached hereto and made a part hereof.

SECTION 2. All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 3. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

SECTION 4. This Ordinance shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING THIS ____ DAY OF _____, 2010.

PASSED ON SECOND READING THIS ____ DAY OF _____, 2010.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS ____ DAY OF _____, 2010

5582 N.W. 7th STREET SUITE 202
 MIAMI, FLORIDA 33126
 TELEPHONE: (305) 264-2660
 FAX: (305) 264-0229

Nova Surveyors Inc.

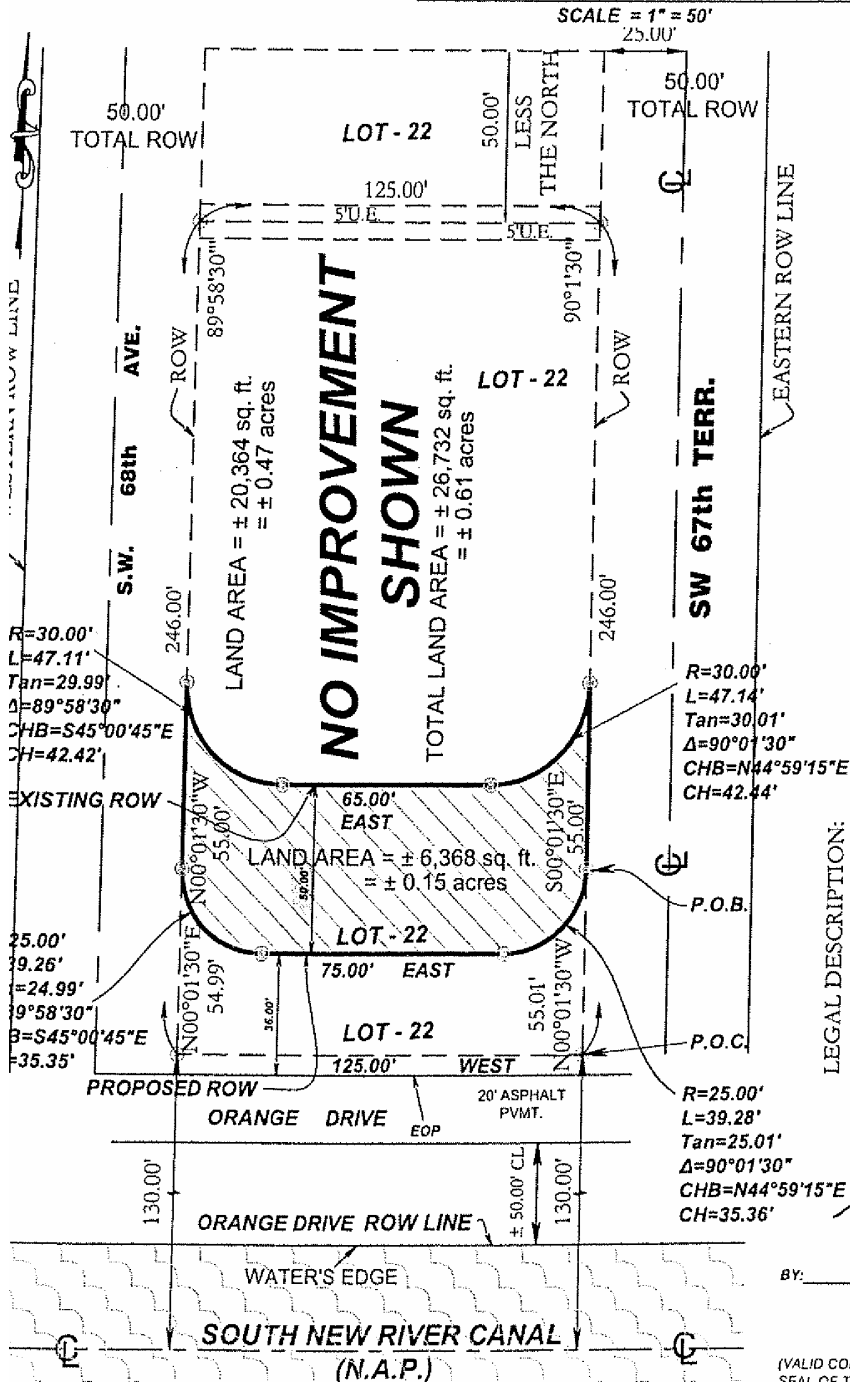
LAND SURVEYORS


SURVEY No. 3-0001388-4

DRAWN BY: T.D.

SHEET No. 1 OF 1

SKETCH AND DESCRIPTION



BY:  09/09/2009
 ROBERT IBARRA (DATE OF FIELD WORK)
 PROFESSIONAL LAND SURVEYOR NO. : 6437
 STATE OF FLORIDA

(VALID COPIES OF THIS SURVEY WILL BEAK THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR)

SURVEYOR'S NOTE:

There may be Easements recorded in the Public Records not shown on this Survey.
 The purpose of this Survey is for use in obtaining Title Insurance and Financing and should not be used for Construction purposes.

Applicatio Application: VA 9-1-09/09-118/J & Y Estates
Original Report Date: 03/29/10
4/16/10

Revision(s):

TOWN OF DAVIE
Planning & Zoning Division
Staff Report and Recommendation

Applicant Information

Owner

Name: J & Y Estates, LLC
Address: 2411 NE 196 Street
City: Aventura, FL 33180
Phone: (786) 280-7223

Petitioner

Name: Linda C. Strutt Consulting, Inc.
Address: 227 Goolsby Boulevard
City: Deerfield Beach, FL 33442
Phone: (954) 426-4305

Background Information

Date of Notification: April 7, 2010
Notifications: 129

N u m b e r o f

Application Request: The petitioner requests to vacate 50 foot of the 80 feet right-of-way dedicated by deed (Per Plat Book 2, Page 26 of the Public Records of Miami-Dade County, Florida)

Address: 4495 SW 67th Terrace

Location: Generally located on the northeast corner of Orange Drive and SW 67th Terrace

**Future Land
Use Plan Map:** Commercial

Existing Zoning: B-1, Neighborhood Business

Proposed Zoning: B-2, Community Business District.

Existing Use(s): Office building

Proposed Use(s): This request has been made to allow medical offices with the existing office building

Subject Site Size: 0.61 acres (26,732 sq. ft.)

Surrounding Properties:

| | Land Use | Zoning | Current Use |
|--------------|-----------------------|------------------------------------|---------------|
| North | Commercial | B-1, Neighborhood Business | Single Family |
| South | Commercial | B-1, Neighborhood Business | Linear Park |
| East | Commercial | B-1, Neighborhood Business | Single Family |
| West | Residential 3 DU/Acre | R-3, Low Density Dwelling District | Single Family |

Zoning History

Related Zoning History:

Existing building was built in 1992 based on Broward County Public Records.

Previous Requests on same property:

Dedication of Right-of-Way (Ordinance 90-10, Dev-Plus, Inc): to deed land for right of way along Orange Drive.

Concurrent Requests on same property:

Rezoning Application (ZB 9-1-09, J & Y Estates): to rezone the subject site FROM: B-1, Neighborhood Business District TO: B-2, Community Business District.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-24 (J)(4)), Community Business (B-2) District. The B-2 District is intended to implement the commercial designation of the Town of Davie Comprehensive Plan by providing for a business area to service the shopping and limited service needs of several neighborhoods or the local community. Retail stores are intended to include convenience, fashion and durable goods.

Land Development Code (Section 12-310), review for vacations or abandonment's of Right-of-Way.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 8. This Planning Area is the heart of Davie and is the most diverse, characterized by older, small-scale commercial development, older single-family residential neighborhoods, and newer, large-scale multi-family residential developments that serve the rapidly growing South Florida Education Center (SFEC). It is bounded on the north by Nova Drive, south by Orange Drive, east by Florida's Turnpike, and west by University Drive. The planning area encompasses the downtown Davie Business District, where western theme architecture is required, the Davie Town Hall and Rodeo Arena, two large mobile home communities, and industrial land.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 99.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Policy 20-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Staff Analysis

Pursuant to the Land Development Code, Section 12-310(A)(1), for any proposed vacation or abandonments of right-of-way, the Planning and Zoning Board shall make a recommendation upon the application to the Town Council, as to whether or not:

(a) It will adversely affect access to neighboring properties.

This portion of right-of-way does not serve as access to adjacent neighboring properties. Furthermore, the petitioner has supplied staff with the required letters of no objection from public and private utilities. Presently, there are no plans for roadway construction within this right-of-way, nor was there a need for roadway improvements identified in the recently adopted Local Road Master Plan (LRMP) for this location.

(b) It will be in conflict with the public interest.

Given that the area to be vacated is not identified for public purpose, the vacation does not appear to be in conflict with the public interest.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration.

Planning and Zoning Board Recommendation

At the April 14, 2010 Planning & Zoning Board meeting, Vice-Chair Busey made a motion, seconded by Mr. DeArmas, to approve. In a roll call vote, the vote was as follows: Chair Turin – yes; Vice-Chair Busey – yes; Mr. DeArmas – yes; Mr. Farkas – absent; Mr. Jacob – yes. **(Motion carried 4-0)**

Town Council Action

Exhibits

1. Justification Letter
 2. No Objection Letters
 3. Sketch and Description of Public Right-of-Way to be vacated
 4. 1,000' Mail-out Radius Map
 5. 1,000' Mail-out
 6. Future Land Use Plan Map
 7. Aerial, Zoning, and Subject Site Map
-

Prepared by: _____

Reviewed by: _____

File Location: P&Z\Development Applications\Applications\VA_Vacation\VA_09VA 9-1-09 J & Y Estates



linda strutt consulting, inc.
planning zoning development services

227 goolsby boulevard . deerfield beach . florida . 33442

phone 954 426 4305
fax 954 725 3342

www.struttconsulting.com

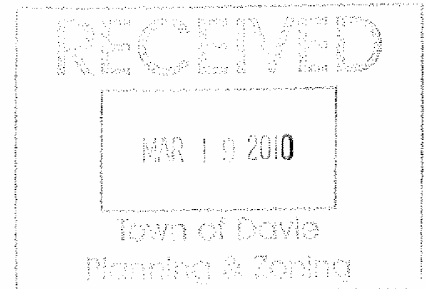
March 11, 2010

Mr. David Abramson
Deputy Planning and Zoning Manager
Town of Davie
Planning and Zoning Division
6591 Orange Drive
Davie, FL 33314

Dear Mr. Abramson:

**J&Y Estates, LLC
4495 SW 67 TERRACE**

REVISED REQUEST FOR VACATION OF RIGHT-OF-WAY



As the petitioner on behalf of the owner, J&Y Estates, LLC, I am requesting vacation of fifty (50) feet of the right-of-way dedicated for Orange Drive adjacent to their property located at 4495 S.W. 67th Terrace in Davie. This is essentially a request for a release of surplus right-of-way and does not involve closing any portion of an existing or planned roadway.

In 1990, a parcel approximately 80 feet in depth was dedicated to the Town of Davie for right-of-way purposes by a warranty deed accepted by Town Ordinance 90-10 and recorded at OR Book 17489-0882 (copy attached). At that time, Orange Drive was designated as a major collector with a four-lane ultimate design. The Town now has control of this roadway and has established an ultimate pavement design of two lanes west of this site and three lanes east of this site. After review of the location of the existing pavement, staff has determined that the southernmost 30 feet of the 80-foot right-of-way dedication are adequate to accommodate the pavement and associated right-of-way needs for the transition between the 2-lane and 3-lane corridors for Orange Drive adjacent to this property.

There is no pavement and no municipal utilities located within the area to be vacated. Engineering staff has informed the owners that there are no plans or need for the subject surplus right-of-way.

There are vicinity properties to the east and west which have not dedicated the additional right-of-way. The Town has approved requests from at least two properties east of Davie Road to vacate the surplus right-of-way for Orange Drive in the past six years.

The vacation of this right-of-way will provide land to expand the parking lot serving the existing office building as well as associated landscape buffering. It will place this land back on the tax role and ensure that it is properly maintained.

J&Y Estates, LLC
4495 SW 67 Terrace
Right-of-Way Vacation Letter of Intent
Page 2 of 2

Due to the economic downturn, it is becoming increasingly difficult to attract and retain tenants. The owners are seeking to improve this situation by rezoning the property to allow medical office use (companion application) and by vacating the surplus right-of-way to accommodate the Town's additional parking requirement for medical-related tenants as well as the additional parking needed for some office tenants. There are currently 12 individual offices in the building. All but 2 of these are 200 square feet in size. Although the code only requires 1 space per 300 square feet, the actual parking need for this building tends to be higher when these small offices are leased by separate tenants.

We do not believe that this vacation would adversely affect access to neighboring properties as we are proposing no changes to the current access pattern nor the abutting streets. In fact, by ensuring on-site parking needs are met, it would contribute to maintaining a smooth flow of traffic along the abutting streets.

The proposed vacation is in the public interest as it will add to the taxable value of the property, contribute to the economic viability of the existing building and provide for aesthetic improvement and ongoing maintenance of what is currently unused public property. The warranty deed and Town resolution expressly establish that this land was granted solely for right-of-way purposes. Since the Town has no plans to use it for such purposes, this vacant land represents a potential liability rather than an asset at this time.

Sincerely,

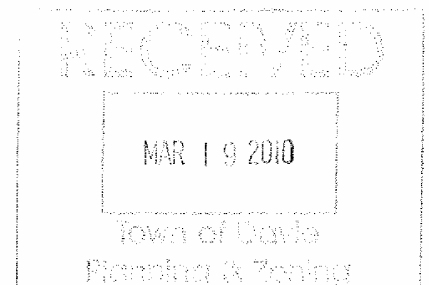


Linda C. Strutt, AICP
President

Petitioner

CC: Jerry Druckmann, J&Y Estates, LLC

Enclosure



10/5/09



CENTRAL BROWARD WATER CONTROL DISTRICT

8020 STIRLING ROAD (DAVIE)
HOLLYWOOD, FLORIDA 33024

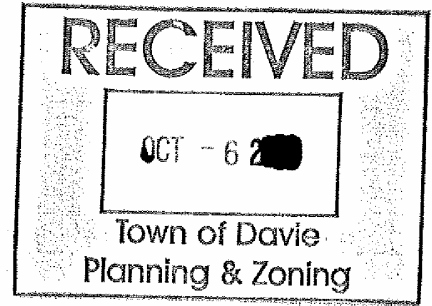
BOARD OF COMMISSIONERS

Cris Fardelmann, Chair
Judy Ann Bunce, Vice-Chair
Douglas R. Bell
Kevin Biederman
David Donzella
Mark Flynt

TELEPHONE: (954) 432-5110
FAX: (954) 432-8603
E-Mail: mtcrowley@bellsouth.net

October 1, 2009

Mr. David Abramson
Deputy Planning and Zoning Manager
Town of Davie
Planning & Zoning Division
6591 Orange Drive
Davie, FL 33314



Re: **Proposed Orange Drive ROW Vacation
J & Y Estates, LLC
4495 SW 67th Terrace**

Dear Mr. Abramson:

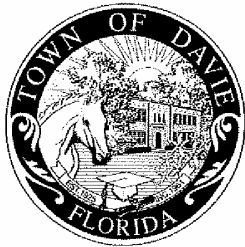
Please be advised that the Central Broward Water Control District has reviewed the applicant's request to vacate Orange Drive right-of-way approximately 65 feet in depth adjacent to 4495 SW 67th Terrace. Central Broward Water Control District has no objections to this vacation request.

Should you have any questions, please do not hesitate to call me at (954) 321-2091

Sincerely,

Michael Crowley
District Manager

MC/cd



UTILITIES DEPARTMENT

6591 ORANGE DRIVE • DAVIE, FLORIDA 33314
PHONE: 954.327.3742 • FAX: 954.327.3752 • WWW.DAVIE-FL.GOV

September 24, 2009

Mr. David Abramson
Deputy Planning and Zoning Manager
Town of Davie
Planning & Zoning Division
6591 Orange Drive
Davie, FL 33314

**Subject: Proposed Orange Drive ROW Vacation
J & Y Estates, LLC
4495 SW 67th Terrace, Davie, Florida**

Dear Mr. Abramson:

Please be advised that the Utilities Department has reviewed the applicant's request to vacate Orange Drive right-of-way approximately 65 feet in depth adjacent to 4495 SW 67th Terrace. The Utilities Department has no objection to this vacation request.

Should you have any questions, please do not hesitate to call me.

Sincerely,

TOWN OF DAVIE UTILITIES

A handwritten signature in cursive script that reads "Bruce Taylor".

Bruce Taylor
Utilities Director

:hkc



Engineering – Design Department
2601 SW 145th Ave Miramar, FL 33027

Thursday, October 22, 2009

Mr. David Abramson
Deputy Planning and Zoning Manager
Town of Davie
Planning & Zoning Division
6591 Orange Drive
Davie, FL 33314

RE: Proposed Orange Drive R/W Vacation
Y and J Estates, LLC
4495 SW 67th Terrace
Town of Davie
Comcast muid_3579 Comcast Print Number: DH110

Dear Mr. Abramson,

In review the request for the **Vacation of 65' Deeded Right-of Way** at the above ref. address, Comcast has existing /active plant attached to the utility poles adjacent to both Orange Ave and SW 67th Terrace of which a portion of our plant appears to be within the proposed vacation.

At this point in time, Comcast has no objection to the requested vacation providing the owner / developer provided assurance that the existing poles and or cable pose no issue or concern to the development to the property and will **not** be required to be relocated.

Should you have any further question, please feel free to call me at 1-954-447-8405 fax 1-954-534-7083 or e-mail at leonard_maxwell-newbold@cable.comcast.com

Sincerely,

**Leonard Maxwell-
Newbold**

Digitally signed by Leonard Maxwell-Newbold
DN: cn=Leonard Maxwell-Newbold, o=Comcast,
ou=Regional Design Center (South Florida),
email=leonard_maxwell-
newbold@cable.comcast.com, c=US
Date: 2009.10.22 16:37:25 -04'00'

Leonard Maxwell-Newbold
Regional Permit Administrator
Comcast / Southern Division (RDC_permits)
10/22/2009 4:36:55 PM

cc: Davie Draw

muid_3579



Florida Power & Light Company,
4000 Davie Road Ext.
Hollywood, FL 33024

February 5, 2010

Mr. David Abramson
Deputy Planning and Zoning Manager
Town of Davie
Planning & Zoning Division
6591 Orange Dr
Davie, FL 33314

**RE: Proposed Orange drive R/W Vacation
Y and J Estates, LLC
4495 SW 67th Terrance
Town of Davie**

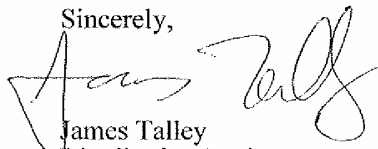
Dear Mr. Abramson,

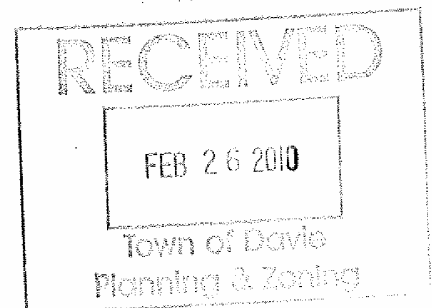
In review of the request for the Vacation of 65' Deeded Right-of Way at the above referenced address, FPL has existing overhead and underground facilities adjacent to both Orange Dr and SW 67th Ter of which a portion of our electrical facilities appears to be within the proposed vacation.

At this time, FPL has no objection to the requested vacation providing the owner / developer provided assurance that the existing poles and or underground cables pose no issue or concern to the development to the property and will NOT be required to be relocated.

Should you have any further questions, please feel free to call me at 954-442-6347 or james.talley@fpl.com.

Sincerely,


James Talley
Distribution Engineer
Service Planning & Engineering



October 13, 2009

Mr. David Abramson
Deputy Planning and Zoning Manager
Town of Davie
Planning & Zoning Division
6591 Orange Drive
Davie, FL 33314

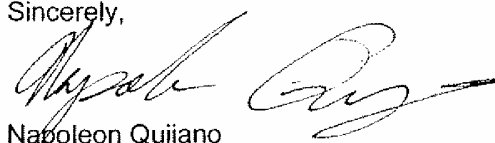
**Subject: Proposed Orange Drive ROW Vacation
J & Y Estates, LLC
4495 SW 67th Terrace
Town of Davie**

Dear Mr. Abramson:

Please be advised that ATT has reviewed the applicant's request to vacate Orange Drive right-of-way approximately 65 feet in depth adjacent to 4495 SW 67th Terrace. ATT has no objections to this vacation request.

Should you have any questions, please do not hesitate to call me at (954) 476-2927.

Sincerely,



Napoleon Quijano
Mgr Ops Plng & Design SE/Ca
AT&T Florida



5101 NW 21st Avenue, Suite 460
Fort Lauderdale, FL 33309
Telephone 954.453.0814
Fax 954.453.0804

September 29, 2009

Mr. David Abramson
Deputy Planning and Zoning Manager
Town of Davie
Planning & Zoning Division
6591 Orange Drive
Davie, FL 33314

**Subject: Proposed Orange Drive ROW Vacation
J & Y Estates, LLC
4495 SW 67th Terrace
Town of Davie**

Dear Mr. Abramson:

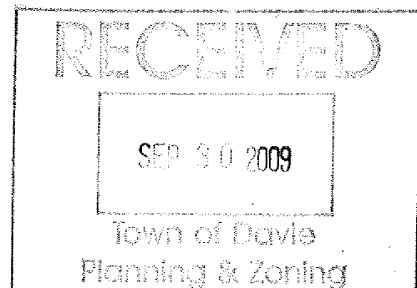
Please be advised that TECO Peoples Gas has reviewed the applicant's request to vacate Orange Drive right-of-way approximately 65 feet in depth adjacent to 4495 SW 67th Terrace. TECO Peoples Gas has no objections to this vacation request.

Should you have any questions, please do not hesitate to call me at (954) 453-0812.

Sincerely,

A handwritten signature in black ink, appearing to read "Max J. Chamorro".

Max J. Chamorro
TECO Peoples Gas
Engineering Project Manager
Florida East Region





15779 West Dixie Hwy.
North Miami Beach, Florida 33162
Bwd. (954) 453-0824 Dade (305) 945-7541

Easement & Right-of-Way Vacation Letter

To: Mr. David Abramson
Town of Davie
Planning & Zoning Division
6591 Orange Drive
Davie, Fl. 33314

September 29, 2009

Subject: Proposed Right-of-Way Vacation
J & Y Estates, LLC
4495 SW 67th Terrace, Davie

(X) Teco Peoples Gas has no facilities within the referenced area , therefore we have no objection to this vacation.

For. 
Angel Quant
Regional Operations Manager

() Teco Peoples Gas has facilities in the alley, however we have no objections to the vacation.

Angel L. Quant
Regional Operations Manager

() **TECO Peoples Gas has facilities within the referenced area to be vacated which cannot be relocated for technical reasons, however, we have no objections to this vacation providing the Underground Notification Bureau is notified prior to construction, so that all facilities can be accurately located.**

Angel L. Quant
Regional Operations Manager

() Teco Peoples Gas objects to the proposed vacation for the following reasons:

Angel L. Quant
Regional Operations Manager

Prepared By: Y. Hong Ting

5582 N.W. 7th STREET SUITE 202
MIAMI, FLORIDA 33126
TELEPHONE: (305) 264-2660
FAX: (305) 264-0229

Nova Surveyors Inc.

LAND SURVEYORS

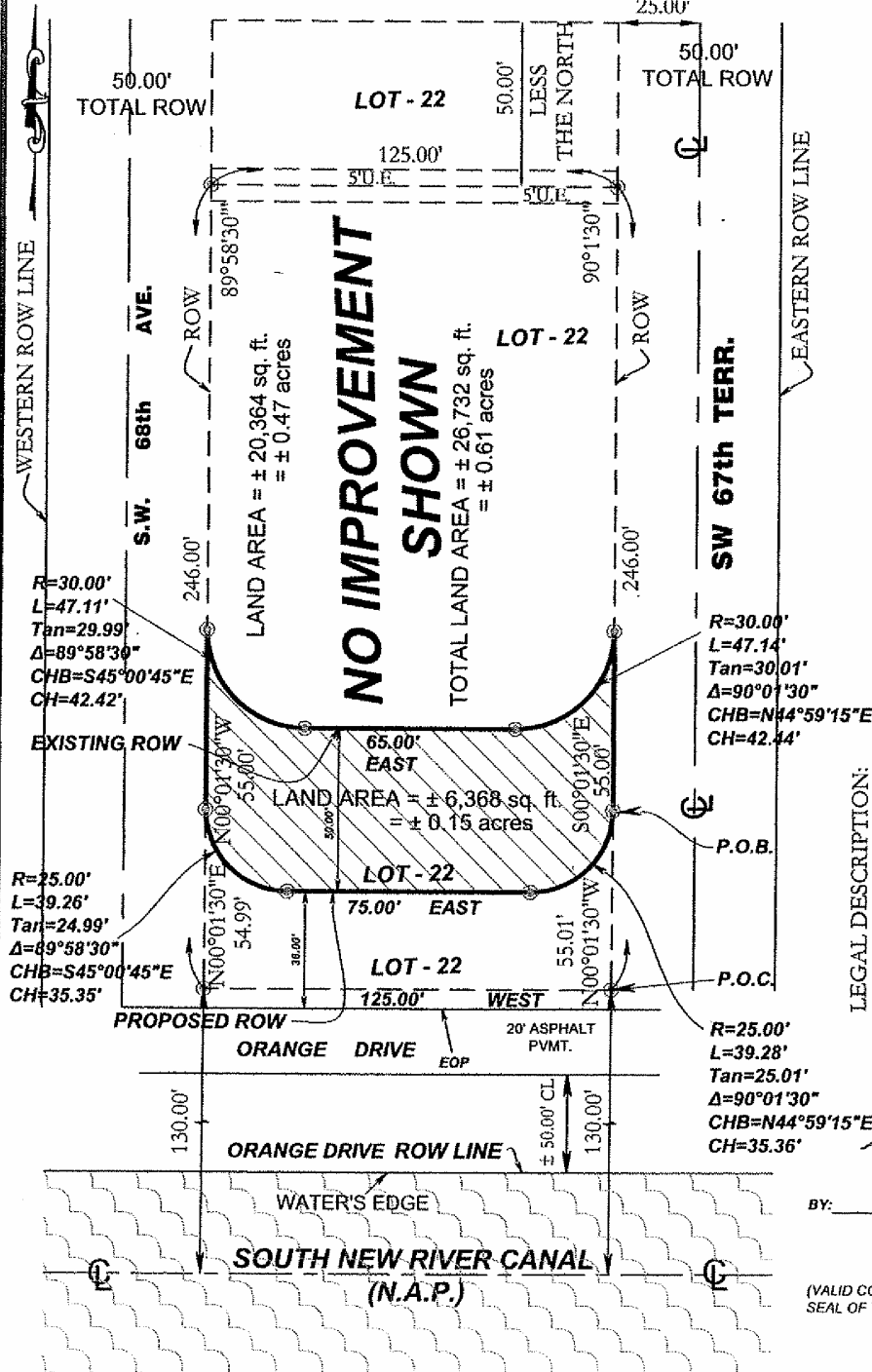
SURVEY No. 3-0001388-4

DRAWN BY: T.D.

SHEET No. 1 OF 1

SKETCH AND DESCRIPTION

SCALE = 1" = 50'
25.00'



SURVEYOR'S NOTE:

- There may be Easements recorded in the Public Records not shown on this Survey.
- The purpose of this Survey is for use in obtaining Title Insurance and Financing and should not be used for Construction purposes.

BY: ROBERT IBARRA (DATE OF FIELD WORK)
PROFESSIONAL LAND SURVEYOR NO. 6437
STATE OF FLORIDA

(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR.)

| NAME_LINE_ | ADDRESS_LI | ADDRESS__1 | ADD | RESS__1 |
|-----------------------------------|------------------------------|-----------------|-----|---------|
| 6700 GRIFFIN LLC | 4700 NW BOCA RATON BLVD #101 | BOCA RATON | FL | 33431 |
| ALI, SYED FAREED | 4692 LAKESIDE TER | DAVIE | FL | 33314 |
| ANDERSON, CARROLL RAY TR | 4950 SW 111TH TER | DAVIE | FL | 33328 |
| ANGELINI, ANGELA & | 537 RACQUET CLUB RD APT 38 | WESTON | FL | 33326 |
| BALCANU, LILIANA | 4671 LAKESIDE TER | DAVIE | FL | 33314 |
| BENZAQUEN, MOISES | 1950 NE 199 ST | MIAMI | FL | 33179 |
| BOYD, JOSEPH F & MARILYN J | 6820 SW 43RD ST | DAVIE | FL | 33314 |
| BRANLY, ROLANDO & | 4201 SW 67 TER | DAVIE | FL | 33314 |
| BRITTAIN, GEORGE | 6821 SW 44 CT | DAVIE | FL | 33314 |
| BUCHER, ANTHONY P JR & LANA B | 4244 SW 67 TER | DAVIE | FL | 33314 |
| BURN, ANNETTE Y 1/2 INT EA | 6740 GRIFFIN ROAD | DAVIE | FL | 33314 |
| CARDENAS, OMAIRA | 4685 VILLAGE WAY | DAVIE | FL | 33314 |
| CENTRAL BROWARD WATER CONTROL | 8020 STIRLING ROAD | HOLLYWOOD | FL | 33024 |
| CRISTEA, TEODOR & | 4685 LAKESIDE TER | DAVIE | FL | 33314 |
| DAVIE WOMENS CLUB | PO BOX 291053 | DAVIE | FL | 33329 |
| DAVIS, MICHAEL S | 4657 LAKESIDE TER | DAVIE | FL | 33314 |
| DAVIS, STEVEN J | 4664 LAKESIDE TER | DAVIE | FL | 33314 |
| DAVIS, VOICU & | 915 NE 10 ST | HALLANDALE | FL | 33009 |
| DELERME, KARINA | 2082 CLEO LANE | DELTONA | FL | 32738 |
| DEUTSCHE BANK NATL TR CO TRSTEE | 7105 CORPORATE DR | PLANO | TX | 75024 |
| DILELLA, JOSEPH | 6800 SW 43RD CT | DAVIE | FL | 33314 |
| DOYLE, TERENCE M | 4410 SW 67 TER | DAVIE | FL | 33314 |
| EPSTEIN, DIANE | 4650 VILLAGE WAY | DAVIE | FL | 33314 |
| FANKHAUSER, CYNTHIA SUE | 6801 SW 42ND CT | DAVIE | FL | 33314 |
| FAULKNER, RAYMOND H & BIRDIE JEAN | 6800 SW 44TH ST | DAVIE | FL | 33314 |
| FLASH MANAGEMENT INC | 6521 ORANGE DR | DAVIE | FL | 33314 |
| FLORIDA DEPT OF TRANSPORTATION | 3400 W COMMERCIAL BLVD | FORT LAUDERDALE | FL | 33309 |
| FRATARCANGELI, ROSELLA 1/6 INT | 6840 SW 43 ST | DAVIE | FL | 33314 |
| GERMAIN, KERLINE & | 4734 VILLAGE WAY | DAVIE | FL | 33314 |
| GOLDBERG, MARK H | 6830 SW 43 ST | DAVIE | FL | 33314 |
| GOMEZ, HILDA M | 4741 VILLAGE WAY | DAVIE | FL | 33314 |
| GROSSO, VINCENT J & DIANE L | 2745 MONROE ST | HOLLYWOOD | FL | 33020 |
| GUTTMAN, MARK | 4734 LAKESIDE CIR E | DAVIE | FL | 33314 |
| HAUMSCHILT, JOAN M & | 4671 VILLAGE WAY | DAVIE | FL | 33314 |
| HURST, MARTIN E & ROXANNE M | 6821 SW 42ND CT | DAVIE | FL | 33314 |
| J & Y ESTATES LLC | 2411 NE 196 ST | N MIAMI | FL | 33180 |
| JACKSON, CHRISTOPHER S & | 4320 SW 67 TER | DAVIE | FL | 33314 |
| JAMES, MARY LOU | 4461 SW 67TH TER | DAVIE | FL | 33314 |
| JIMENEZ, ADRIANA & FREDDY | 4741 LAKESIDE CIR E | DAVIE | FL | 33314 |
| KEISER, RICHARD L & | 6821 SW 43 ST | DAVIE | FL | 33314 |
| KHALIFE, ABBAS & | 4657 VILLAGE WAY | DAVIE | FL | 33314 |
| KLOIBER, RALF & ELKE | 6801 SW 43 ST | DAVIE | FL | 33314 |
| KOSTECKI, GEORGE & ELIZABETH | 6800 SW 43RD ST | DAVIE | FL | 33314 |
| KRANZ, STANLEY & GAYLE & | 4706 LAKESIDE TER | DAVIE | FL | 33314 |
| KRONK, MICHAEL & | 6511 SW 45 ST | DAVIE | FL | 33314 |
| LA ROCCA, BARBARA | 4290 SW 67 TER | DAVIE | FL | 33314 |
| LAKESIDE VILLAGE OF DAVIE POA | 6950 GRIFFIN RD #C8 | DAVIE | FL | 33314 |
| LAZARO, ALFRED | 4341 SW 67 TER | DAVIE | FL | 33314 |
| LEWIS, ERNEST & | 4291 SW 67 TER | DAVIE | FL | 33314 |
| LIGMONT, VALERIE & | 6811 SW 42 CT | DAVIE | FL | 33314 |
| LITWINOWICZ, JOSEPH & COLLEEN | 6350 LANDINGS WAY | TAMARAC | FL | 33321 |

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|--------------------------------|----------------------------|-----------------|----|-------|
| LLOYD, PHILLIP O & SANDRA | 4221 SW 67TH TER | DAVIE | FL | 33314 |
| LODOWSKI, CHARLES | 4678 LAKESIDE TER | DAVIE | FL | 33314 |
| LOPUT, MICHAEL A & DYANNE K | 4720 VILLAGE WAY | DAVIE | FL | 33314 |
| LORENZO, YUSIMY 1/2 INT | 4271 SW 67 TER | DAVIE | FL | 33314 |
| MANCINI, RICHARD & | 4692 LAKESIDE CIR E | DAVIE | FL | 33314 |
| MANN, LESLIE J | 4220 SW 67 TER | DAVIE | FL | 33314 |
| MARTINEZ, LUIS A & MYRA | 6820 SW 44 CT | DAVIE | FL | 33314 |
| MARTINEZ, ROBERT C & TERRY S | 611 SW 96 AVE | PEMBROKE PINES | FL | 33025 |
| MC KINNEY, GARRY & LORA | 6810 SW 44TH CT | DAVIE | FL | 33314 |
| MERINO, MICHAEL H | 3609 SPANISH OAK PT | DAVIE | FL | 33328 |
| MIHALOVITS, EDWARD S & | 6801 SW 44 ST | DAVIE | FL | 33314 |
| MILES, JEFFREY A JR | 6801 SW 43 CT | DAVIE | FL | 33314 |
| MILIN, SUSAN & | 4300 SW 67 TER | DAVIE | FL | 33314 |
| MIZE, BETTIANN TR | 4481 SW 67TH TER | DAVIE | FL | 33314 |
| MIZE, JACK K & BETTIANN | 4481 SW 67 TER | DAVIE | FL | 33314 |
| MOULIN, JIMMY | 4727 LAKESIDE CIR E | DAVIE | FL | 33314 |
| MUNDY, RICHARD & JUDY L | 6831 SW 43RD CT | DAVIE | FL | 33314 |
| NEILINGER, ERIC A 1/2 INT | 6810 SW 42 CT | DAVIE | FL | 33314 |
| ORANGE BLOSSOM MOBILE PARK LLC | 370 E MAPLE ROAD 3 FLO | BIRMINGHAM | MI | 48009 |
| PORTERFIELD, ANN S | 6831 SW 43 ST | DAVIE | FL | 33314 |
| REEVES, ERIN MARIE 1/2 INT EA | 4241 SW 67 TER | DAVIE | FL | 33314 |
| REMINGTON, RICHARD & CATHERINE | 4340 SW 67 TER | DAVIE | FL | 33314 |
| RIVAS, ALFREDO A & | 1516 SANDPIPER CIR | WESTON | FL | 33327 |
| RIVIERA BUILDERS INC | 6550 GRIFFIN ROAD STE #106 | DAVIE | FL | 33326 |
| ROACH, JAMES & | PO BOX 328002 | FORT LAUDERDALE | FL | 33332 |
| RORABAUGH, SHERRY LYNN | 4200 SW 67 TER | DAVIE | FL | 33314 |
| ROSSI, JORGE & NELLY | 6841 SW 43RD CT | DAVIE | FL | 33314 |
| SAEED, ARSHAD & SAHIRA A | 4706 LAKESIDE CIR E | DAVIE | FL | 33314 |
| SAVAR, EARL L & RONNIE LE | 6821 SW 44 ST | DAVIE | FL | 33314 |
| SCHANNON, G PETER & MARIA H | 6840 SW 42 CT | DAVIE | FL | 33314 |
| SCHILLACI, JEFFREY & | 6821 SW 43 CT | DAVIE | FL | 33314 |
| SEBREGANDIO, P A & M A TRS | 6820 SW 44TH ST | DAVIE | FL | 33314 |
| SICOIA, CRISTINA P & | 4678 VILLAGE WAY | DAVIE | FL | 33314 |
| SOAVE, KERRY JOHN | 4455 SW 68TH AVE | DAVIE | FL | 33314 |
| STEVENS, LEE | 6841 SW 43 ST | DAVIE | FL | 33314 |
| THARAKAN, KOCHUTHRESIA R & | 4720 LAKESIDE CIR E | DAVIE | FL | 33314 |
| TOWN OF DAVIE | 6591 ORANGE DR | DAVIE | FL | 33314 |
| VARELA, JORGE R & | 4310 SW 54 AVE | FORT LAUDERDALE | FL | 33314 |
| WHYTE, MAX B & SALLY J | 6800 SW 42 CT | DAVIE | FL | 33314 |
| WOLF, MARGARET | 6851 SW 45 ST | DAVIE | FL | 33314 |
| WOZNIAK, VALERIE A | 6820 SW 43 CT | DAVIE | FL | 33314 |
| WRIGHT, JOHN S | 6830 SW 42 CT | DAVIE | FL | 33314 |
| YOUNG-DANSO, CARON 1/2 INT | 4650 LAKESIDE TER | DAVIE | FL | 33314 |

| Current Occupant | ADDRESS_1 | ADDRESS | CITY_CST/ | ZIP |
|------------------|----------------------------|----------|-----------|-------|
| Current Occupant | 6530 GRIFFIN RD | | DAVIE FL | 33314 |
| Current Occupant | 6530 GRIFFIN RD | UNIT 106 | DAVIE FL | 33314 |
| Current Occupant | 6550 GRIFFIN RD | | DAVIE FL | 33314 |
| Current Occupant | 6550 GRIFFIN RD | UNIT 104 | DAVIE FL | 33314 |
| Current Occupant | 6570 GRIFFIN RD | | DAVIE FL | 33314 |
| Current Occupant | 6570 GRIFFIN RD | UNIT 106 | DAVIE FL | 33314 |
| Current Occupant | 6650 GRIFFIN RD | | DAVIE FL | 33314 |
| Current Occupant | 6700 GRIFFIN RD | | DAVIE FL | 33314 |
| Current Occupant | 6700 GRIFFIN RD | UNIT F | DAVIE FL | 33314 |
| Current Occupant | 6740 GRIFFIN RD | | DAVIE FL | 33314 |
| Current Occupant | 4201 RODEO WAY | | DAVIE FL | 33314 |
| Current Occupant | 6800 SW 42 CT | | DAVIE FL | 33314 |
| Current Occupant | 6801 SW 42 CT | | DAVIE FL | 33314 |
| Current Occupant | 6810 SW 42 CT | | DAVIE FL | 33314 |
| Current Occupant | 6811 SW 42 CT | | DAVIE FL | 33314 |
| Current Occupant | 6821 SW 42 CT | | DAVIE FL | 33314 |
| Current Occupant | 6830 SW 42 CT | | DAVIE FL | 33314 |
| Current Occupant | 6840 SW 42 CT | | DAVIE FL | 33314 |
| Current Occupant | 6800 SW 43 CT | | DAVIE FL | 33314 |
| Current Occupant | 6801 SW 43 CT | | DAVIE FL | 33314 |
| Current Occupant | 6820 SW 43 CT | | DAVIE FL | 33314 |
| Current Occupant | 6821 SW 43 CT | | DAVIE FL | 33314 |
| Current Occupant | 6831 SW 43 CT | | DAVIE FL | 33314 |
| Current Occupant | 6841 SW 43 CT | | DAVIE FL | 33314 |
| Current Occupant | 4467 SW 66 TER | | DAVIE FL | 33314 |
| Current Occupant | 4404 SW 66 TER | | DAVIE FL | 33314 |
| Current Occupant | 6650 GRIFFIN RD | | DAVIE FL | 33314 |
| Current Occupant | 6803 LAKESIDE CIR | | DAVIE FL | 33314 |
| Current Occupant | 6903 LAKESIDE CIRCLE NORTH | | DAVIE FL | 33314 |
| Current Occupant | 6801 LAKESIDE CIR | | DAVIE FL | 33314 |
| Current Occupant | 6880 GRIFFIN RD | | DAVIE FL | 33314 |
| Current Occupant | 4495 SW 67 TER | | DAVIE FL | 33314 |
| Current Occupant | 6902 GRIFFIN RD | | DAVIE FL | 33314 |

